

County of Loudoun
Department of Planning
MEMORANDUM

DATE: April 7, 2008

TO: Stephen Gardner, Project Manager
Land Use Review

FROM: Kelly Williams, Planner *KW*
Community Planning

SUBJECT: SPEX 2008-0019 – Beaumeade Gun Club Training Facility

BACKGROUND

The applicant, Merritt Properties, LLC, is requesting a Special Exception to allow the establishment of a private gun club in 64,050 square feet of a 79,050 square foot building. The property is located at the end of Guilford Drive to the west of Loudoun County Parkway.

The subject site has been developed as part of the Beaumeade Corporate Park which was designed as a unified industrial park comprised of approximately 60 lots connected by a coordinated road system. The park has unified signage identifying its boundaries and landscaping that provides the park with a campus style appearance. The park was originally envisioned as an industrial park, however over time it has become more office and retail oriented. There have been several Special Exceptions associated with the overall Beaumeade Corporate Park that allow office, and flex office/industrial/warehousing. Other uses approved in the park are civic in nature, such as churches and schools.

The Special Exception application proposes a private gun club on approximately 5.5 acres of a 45.74 acre parcel that is currently the subject of a Rezoning application (ZMAP 2008-0002). The rezoning proposes to convert the PD-IP zoning district to the Revised 1993 Zoning Ordinance. According to the application materials, the overall parcel currently has site plan approval and four buildings and associated parking have been constructed. The proposed gun club will be contained within a building that has not yet been built but is part of the approved site plan. The Special Exception site is located in the north east corner of the parcel at the end of Guilford Road. The Special Exception site is bordered by the W&OD trail to the north and Beaumeade PD-IP uses to the east, west and south.

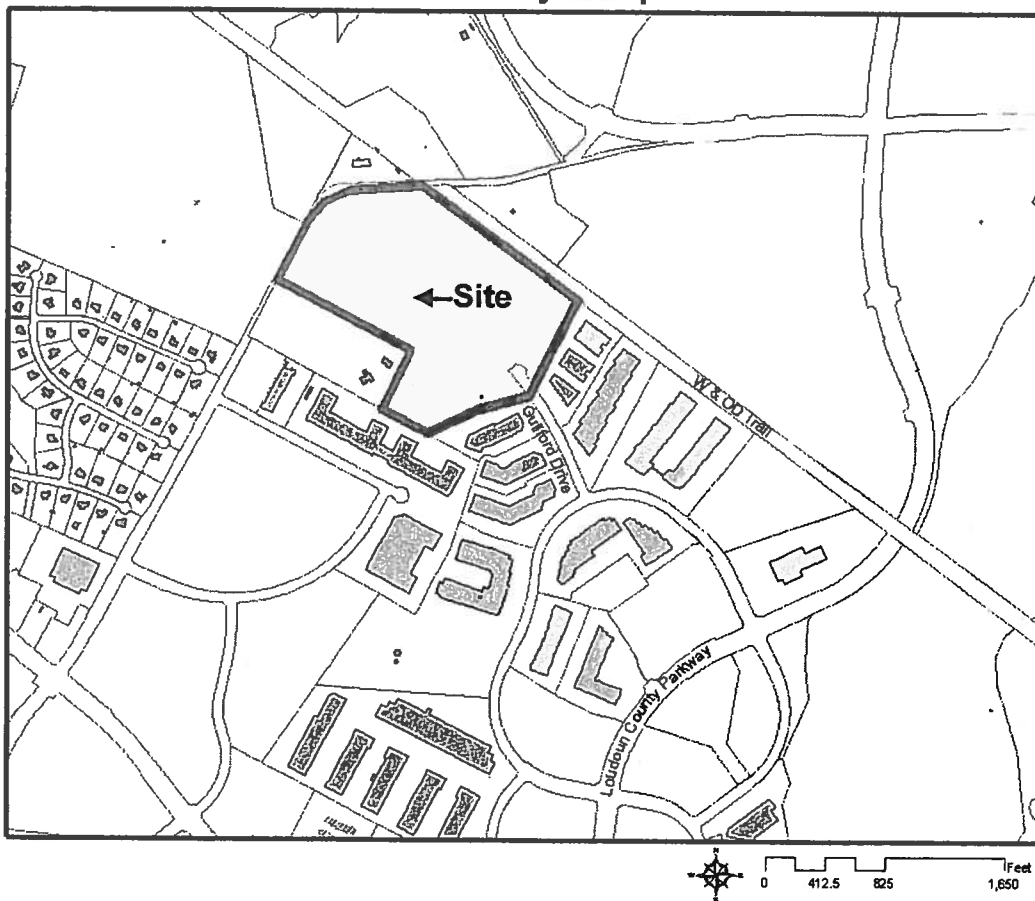
ATTACHMENT 1 *a.*

A-1

The proposed use is intended to provide activities that are centered on shooting sports. According to the application, the facility will be open to members only, with indoor shooting ranges, training rooms, a work out room and locker rooms. Additionally, a large scenario room will be available to simulate various real life training scenarios. The facility would be available to federal, state and local law and surety forces.

As the site has been previously graded for construction, the applicant has requested and been granted a waiver from the Archeological Phase I survey and the vegetation and habitat analysis.

Vicinity Map



COMPLIANCE WITH THE COMPREHENSIVE PLAN

The property is governed under the policies of the Revised General Plan (Plan) and the Dulles North Area Management Plan (DNAMP). The site is located in the Ashburn Community of the Suburban Policy Area and is planned for Business uses. Based on the development of the site and the existing zoning (PD-IP), the Beaumeade Corporate Park is considered under the Light Industrial policies of the Plan. The Revised Countywide Transportation Plan (CTP), the Countywide Retail Plan Amendment (Retail

Plan), and the Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan) also apply. The site is also located within the Route 28 Tax District.

ANALYSIS

Land Use

The Revised General Plan anticipates development in this area to be predominately industrial uses with supporting commercial retail and service uses. Employment supportive uses are intended to provide convenient retail and personal service uses to employees and businesses in surrounding office and industrial parks (Retail Plan Amendment, policy 1, page 18). Examples of those types of uses are office supply stores, restaurants, drycleaners, banks, and similar uses for employees and businesses in the area. The Beaumeade Corporate Park as a whole has developed with a mix of uses where industrial and office are the predominate uses and retail and service uses are supplementary.

The applicant has indicated that the proposed private club would serve the employment base located in and around the Beaumeade Corporate Park. The facilities will be utilized by members only but will also be available for training of federal, state and local law and surety forces. According to the application materials, the building is located at the end of a cul-de-sac and will not interfere in the normal operations of the industrial park. The building will incorporate acoustical treatments so that no sounds from the firearms will be heard outside of the building. It appears that the proposed building will be similar in construction with the buildings already on-site. Because the Beaumeade Corporate Park exhibits characteristics of a coordinated and unified industrial park, a service use such as proposed would be an appropriate component of the land use mix for the overall Beaumeade Corporate Park.

Staff finds the proposed private gun club is in conformance with the land use policies of the Revised General Plan.

Open Space/Public & Civic Space

Mixed-use communities such as the Beaumeade Corporate Park generally contain a portion of the site designated for public use, 10% public parks and open space and 5% public and civic (Revised General Plan, policy 5, page 6-31). Each lot in the Beaumeade Corporate Park is being developed on a site by site basis under the existing zoning. Because this site is completely developed, it may be difficult to meet these requirements. Staff recognizes that an overall public/civic/open space component for the entire Park may not be accomplished through this application, however, there is an opportunity to include usable open space for this site, perhaps in the form of picnic areas for use by the office employees.

Staff recommends that the design include a creative and useful public/civic/open space component into the project as specified by the Revised General Plan. Staff

recommends that an additional area, located in close proximity to the proposed buildings be provided to ensure that all employees have access to usable public space

Pedestrian and Bicycle Access

The County is committed to establishing an integrated trails system for pedestrians and cyclists that provides non-vehicular connections between residential neighborhoods, workplaces, shopping centers, parks, etc. (Revised General Plan, text, p. 5-39 and Bike/Ped Plan, text, p. 11). The Revised General Plan promotes the separation of pedestrian and auto transportation ways (Revised General Plan, Policy 5, pg 6-18). In addition, the Revised Countywide Transportation Plan calls for all development plans to show "safe, direct and barrier-free pedestrian and bicycle circulation systems" (Revised CTP, Policy 5, pg. 2-12). Sidewalks within the Suburban Policy Area should be provided on both sides of the street and be at least 5 to 6 feet wide (Bike/Ped Plan, text, p. 41). Lastly, adequate and appropriate bicycle parking should be located at places of employment (Bike/Ped Plan, Policy 1, p. 32). The Special Exception plat does not illustrate how pedestrian access to the site and throughout the site will be accomplished.

Additionally, this site is located adjacent to the Washington and Old Dominion Regional Trail (W&OD Trail) which is owned and operated by the Northern Virginia Regional Park Authority. Any necessary buffers and landscaping required by the Park Authority should be provided for this site.

Staff recommends the applicant demonstrate that pedestrian travelways will provide a safe route from the parking areas to the buildings as well as to adjacent properties within the Park. Further, there is an existing trail/pedestrian system throughout the Beaumeade Corporate Park. Staff recommends that the applicant address pedestrian linkage to the existing trail system.

RECOMMENDATIONS

The proposed Special Exception use complies with the planned Business land use designation of the Revised General Plan and appears to be supportable. Staff recommends that the application be revised in regards to public/civic/open spaces and pedestrian connections. Staff would be happy to meet with the applicant to discuss these issues.

cc: Julie Pastor, AICP, Planning Director
Cindy Keegan, AICP, Program Manager, Community Planning, via e-mail

A-4

County of Loudoun
Department of Planning
MEMORANDUM

DATE: April 29, 2008

TO: Stephen Gardner, Project Manager
Land Use Review

FROM: Kelly Williams, Planner
Community Planning

SUBJECT: SPEX 2008-0019– Beaumeade Gun Club Training Facility, 2nd Referral

BACKGROUND

The applicant, Merritt Properties, LLC, is requesting a Special Exception to allow the establishment of a private gun club in 64,050 square feet of a 79,050 square foot building. The property is located at the end of Guilford Drive to the west of Loudoun County Parkway.

The Special Exception application proposes a private gun club on approximately 5.5 acres of a 45.74 acre parcel that is currently the subject of a Rezoning application (ZMAP 2008-0002). The rezoning proposes to convert the PD-IP zoning district to the Revised 1993 Zoning Ordinance. The proposed use is intended to provide activities that are centered on shooting sports. According to the application, the facility will be open to members only, with indoor shooting ranges, training rooms, a work out room and locker rooms. Additionally, a large scenario room will be available to simulate various real life training scenarios. The facility would be available to federal, state and local law and surety forces.

This is the second submission of the application. The applicant has responded to first submission comments by providing a revised statement of justification, response letter and a revised Special Exception plat dated April 11, 2008. The remaining outstanding issues are described below. This referral is intended to be supplementary to Community Planning's April 7, 2008 referral.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The property is governed under the policies of the Revised General Plan (Plan) and the Dulles North Area Management Plan (DNAMP). The site is located in the Ashburn Community of the Suburban Policy Area and is planned for Business uses. Based on the development of the site and the existing zoning (PD-IP), the Beaumeade Corporate Park is considered under the Light Industrial policies of the Plan. The Revised Countywide Transportation Plan (CTP), the Countywide Retail Plan Amendment (Retail Plan), and the Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan) also apply. The site is also located within the Route 28 Tax District.

OUTSTANDING ISSUES

Open Space/Public & Civic Space

In the first referral staff recommended that the design include a creative and useful public/civic/open space component into the project as specified by the Revised General Plan. Staff recommended that an additional area, located in close proximity to the proposed buildings be provided to ensure that all employees have access to usable public space.

The applicant responded that the site plan includes two ponds and associated open space. These ponds appear to be located across the gun club parking lot on the other side of a neighboring building site. While employees and clients of the gun club may have access to these areas, it is unclear from the application materials how that access is to be provided. It is also unclear from the submitted materials how much total public parks and open space is being provided.

As stated in the first referral, mixed-use communities such as the Beaumeade Corporate Park generally contain a portion of the site designated for public use, 10% public parks and open space and 5% public and civic (Revised General Plan, policy 5, page 6-29). Each lot in the Beaumeade Corporate Park is being developed on a site-by-site basis under the existing zoning. Because this site is completely developed, it may be difficult to meet these requirements.

Staff recognizes that an overall public/civic/open space component for the entire Park may not be accomplished through this application. Staff also recognizes that this proposal already has an approve site plan. However, the Revised General Plan calls for the public parks and open space to be included on development plans. The applicant is seeking a Special Exception for this use which in accordance with Section 6-1310 of the Revised 1993 Zoning Ordinance, will be considered for consistency with the Comprehensive Plan.

Staff continues to recommend that the application provide an additional area, located in close proximity to the proposed buildings to ensure that all employees have access to usable public space. There is an opportunity to include usable

open space for this site, perhaps in the form of picnic areas for use by the office employees.

Pedestrian and Bicycle Access

Staff recommended that the applicant demonstrate how pedestrian travelways will provide a safe route from the parking areas to the buildings, as well as, to adjacent properties within the Park. Further, staff recommended that the applicant address pedestrian linkage to the existing W&OD trail and the existing trail system within Beaumeade Corporate Park.

The applicants' response stated that sidewalks were being provided in the development and were shown on an approved site plan. Sidewalks have been shown for the proposed gun club building on the Special Exception Plat, however, no information has been provided on how pedestrian linkage is provided to the other buildings and open space areas on-site. The pedestrian network, as approved on the site plan for the entire site, should be provided in the application materials.

Staff requests additional information on how pedestrian linkages are being addressed on-site within this portion of Beaumeade Corporate Park. The pedestrian network, as approved on the site plan for the entire site, should be shown on the Special Exception Plat.

The applicant also stated that there were no trails or sidewalks along Guilford Drive that connect this site to the other portions of the Beaumeade Corporate Park.

Staff recognizes that sidewalk or trail linkage may not be feasible to connect this site with the other portions of Beaumeade Corporate Park as no pedestrian facilities have been provided along Guildford Road.

RECOMMENDATIONS

The proposed Special Exception use complies with the planned Business land use designation of the Revised General Plan. Staff continues to recommend that the application be revised to provide public/civic/open spaces and pedestrian connections. Staff would be happy to meet with the applicant to discuss these issues.

cc: Julie Pastor, AICP, Planning Director
Cindy Keegan, AICP, Program Manager, Community Planning, via e-mail

A-7



ZONING ADMINISTRATION REFERRAL

DATE: April 8, 2008
TO: Stephen Gardner, Project Manager
THROUGH: Marilee Seigfried, Deputy Zoning Administrator
FROM: Cindy Lintz, Zoning Administration
SUBJECT: SPEX 2008-0019, Beaumeade Merritt Tract – Beaumeade Gun Club Training Facility
LCTM: /80///7/////B/ **MCPI:** 060-38-6623

The Zoning Administration has reviewed the first submission of the above referenced application and has the following comments:

1. Please include the address of the property: 44590 Guilford Dr., Ashburn, VA 20147.
2. County Records shows Steep slopes (moderate and very) on the property. Please label and show on the plan and update note #20 under General Notes.
3. General Note #3 and Sheet 2 outlines the Special Exception area around the 44.76 acre property, however, Sheet 3 limits the Special Exception area to 5.55 acres. Please correct the discrepancies.
4. According to County Records, the owner's zip code is 21244-2501.
5. Sheet 2 under Adjacent Property Owners, #2 land use is warehouse, and #10 land use is vacant.
6. Sheet 3, please correct the setback along the W&OD trail to 25' building setback per Section 5-900.

ATTACHMENT 1b.

A-8



ZONING ADMINISTRATION REFERRAL

DATE: April 18, 2008

TO: Stephen Gardner, Project Manager

THROUGH: Marilee Seigfried, Deputy Zoning Administrator *ms*

FROM: *cl* Cindy Lintz, Zoning Administration

SUBJECT: SPEX 2008-0019, Beaumeade Merritt Tract – Beaumeade Gun Club Training Facility

LCTM: /80///7/////B/ **MCPI:** 060-38-6623

The Zoning Administration has reviewed the second submission of the above referenced application and has no further comments.


DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM

DATE: April 7, 2008

TO: Stephen Gardner, Planning Project Manager

FROM: William Marsh, Environmental Review Team Leader 

CC: Kelly Williams, Community Planner

SUBJECT: SPEX-2008-0019 Beaumeade Merritt Tract Gun Training Facility 1

The Environmental Review Team (ERT) comments pertaining to the current application are as follows:

Regarding green building practices

- 1) Staff encourages a commitment in the design of the proposed structure to meet Leadership in Energy and Environmental Design (LEED) standards, as supported by the United States Green Building Council. With the second submittal, please include a LEED for New Construction or Core and Shell score sheet to indicate design commitments to site sustainability, water efficiency, energy and atmosphere, indoor air quality, efficient materials and resources use, and innovative design.

LEED recognizes site sustainability, conservation of energy and water, and indoor air quality, among other goals. The Revised General Plan also encourages these goals in the General Water Policies supporting long-term water conservation (Policy 1, Page 2-20); the Solid Waste Management Policies supporting waste reduction, reuse, and recycling (Policy 2, Page 2-23); and the Air Quality Policies supporting the creation of pedestrian and bicycle facilities (Policy 1, Page 5-41). Furthermore, the County encourages project designs that ensure long-term environmental and economic sustainability, as discussed in the Suburban Policy Area, Land Use and Pattern Design text (Page 6-2).

Staff requests an opportunity to comment on the subsequent submission of this application. Please contact me if you need any additional information.

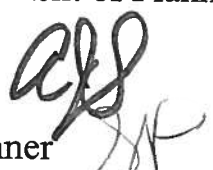
ATTACHMENT 1 


A-10

County of Loudoun
Office of Transportation Services
MEMORANDUM

DATE: March 26, 2008

TO: Stephen Gardener, Project Manager, Department of Planning

THRU: Art Smith, Principal Transportation Planner 

FROM: George Phillips, Senior Transportation Planner 

SUBJECT: SPEX 2008-0019, Beaumeade Gun Club Training Facility
First Submission

Location: Located on Guilford Drive west of Beaumeade Circle and
Loudoun County Parkway

Background

The applicant is seeking a special exception on a 5.5 acre parcel to allow a civic, social, fraternal association meeting place and an indoor firearm range and archery range on Guilford Drive. The applicant has provided a statement of justification dated February 29, 2008, a special exception plat dated February 19, 2008 from Christopher Consultants and a traffic study dated March 4, 2008 from Gorove/Slade Associates Inc. Based on information included in the traffic study, the proposed use, which would occupy 64,050 gsf, would generate 15 a.m. peak hour, 37 p.m. peak hour and 527 daily vehicle trips. The approved industrial uses for the same building size would generate 126 a.m. peak hour, 218 p.m. peak hour and 680 daily vehicle trips. The proposed use represents a reduction of 111 a.m. peak hour, 181 p.m. peak hour and 153 daily vehicle trips when compared to the approved office use.

Several completed roads serve the site as follows:

Loudoun County Parkway: a controlled access, minor arterial constructed for the most part as a four lane median divided facility between Route 625 and Route 7 and as a six lane divided road between Route 625 and the Dulles Greenway. A traffic signal is in place at the Loudoun County Parkway/Route 625 intersection. The Countywide Transportation Plan (CTP) calls for the Loudoun County Parkway to be a controlled access, six-lane divided arterial with a 120-foot right-of-way, a 50-mile per hour design speed, 900 foot median crossover spacing and turn lanes at all intersections. Adequate right-of-way already exists to accommodate widening Loudoun County Parkway to six lanes in Beaumeade when necessary. Although there are no 2008 VDOT counts for this segment of the Loudoun County Parkway, a review of the applicant's peak hour traffic count indicates that this road segment in the vicinity of Beaumeade Circle carries approximately 15,000 daily vehicle trips.

Beaumeade Circle- an urban four lane undivided local roadway which creates a circle within Beaumeade Park and intersects with Loudoun County Parkway. There are no plans to widen this road. Although there are no 2008 VDOT counts for this segment of Beaumeade Circle, a review of the applicant's peak hour traffic count indicates that this road segment in the vicinity of Loudoun County Parkway carries approximately 8,000 daily vehicle trips.

Transportation Comments

1. The road network in Beaumeade, including the adjacent roads serving the site, is completed. However, the applicant needs to insure that the existing site entrances for the proposed use are reviewed and approved by VDOT. This would include the provision of adequate sight distance, lengthening turn lanes if warranted, entrance design etc.
2. Based on the trip generation data provided by the applicant and reviewed by OTS staff, the proposed use would reduce traffic to the adjacent road network when compared to the approved office uses on-site. At the same time, the applicant's traffic study notes that a traffic signal is warranted at the Loudoun

County Parkway/Beaumeade Circle south intersection. This intersection was not originally proffered for a traffic signal from the Beaumeade development. However, traffic on the Loudoun County Parkway has grown significantly since the approval of the Beaumeade development. Given that the applicant's peak hour traffic makes up approximately 2% of the over all a.m. and p.m. side street traffic at this intersection, a contribution of \$6,000 is recommended towards a signal at this intersection from the applicant. This is based on an estimated signal cost of \$300,000 at the Loudoun County Parkway/Beaumeade Circle south intersection.

3. The applicant needs to insure that adequate parking is available for the proposed uses given the existing zoning and businesses adjacent to this site. This needs to be verified by appropriate Building & Development staff.

RECOMMENDATION

Provided the applicant adequately addresses the above issues, the Office of Transportation Services would not object to the approval of this application.

GRP/D Drive/C files/Beaumeade Gun Club/SPEX
2008-0019/First Submission

County of Loudoun
Office of Transportation Services
MEMORANDUM

DATE: April 18, 2008

TO: Stephen Gardener, Project Manager, Department of Planning

THRU: Art Smith, Principal Transportation Planner *AS*

FROM: George Phillips, Senior Transportation Planner *GP*

SUBJECT: SPEX 2008-0019, Beaumeade Gun Club Training Facility
Second Submission

Location: Located on Guilford Drive west of Beaumeade Circle and
Loudoun County Parkway

Background

In response to initial Office of Transportation Services (OTS) comments dated March 26, 2008, the applicant has provided a response letter dated April 14, 2008 from Christopher Consultants and a revised special exception plat dated April 11, 2008 for review. Provided below are the original OTS comments, the applicant's response and whether the issue has been adequately addressed.

Transportation Comments

1. The road network in Beaumeade, including the adjacent roads serving the site, is completed. However, the applicant needs to insure that the existing site entrances for the proposed use are reviewed and approved by VDOT. This would include the provision of adequate sight distance, lengthening turn lanes

if warranted, entrance design etc. **The applicant notes that the site plan which will house this use has already been reviewed and approved. This included a review of the entrances to serve the site. Issue adequately addressed. No outstanding issue.**

2. Based on the trip generation data provided by the applicant and reviewed by OTS staff , the proposed use would reduce traffic to the adjacent road network when compared to the approved office uses on-site. At the same time, the applicant's traffic study notes that a traffic signal is warranted at the Loudoun County Parkway/Beaumeade Circle south intersection. This intersection was not originally proffered for a traffic signal from the Beaumeade development. However, traffic on the Loudoun County Parkway has grown significantly since the approval of the Beaumeade development. Given that the applicant's peak hour traffic makes up approximately 2% of the over all a.m. and p.m. side street traffic at this intersection, a contribution of \$6,000 is recommended towards a signal at this intersection from the applicant. This is based on an estimated signal cost of \$300,000 at the Loudoun County Parkway/Beaumeade Circle south intersection. **The applicant notes that they are willing to accept a condition which would require the applicant to provide a \$6,000 contribution towards a future signal at the Loudoun County/Beaumeade Circle south intersection prior to the issuance of an occupancy permit. OTS requests that flexibility be provided in the condition such that the funds could be used at other nearby intersections or on Loudoun County Parkway in the event VDOT chooses not to signalize this particular intersection. With this flexibility provided in the future condition language, the issue would be adequately addressed with no outstanding issue.**
3. The applicant needs to insure that adequate parking is available for the proposed uses given the existing zoning and businesses adjacent to this site. This needs to be verified by appropriate Building & Development staff. **The applicant notes that they will be required to submit a Site Plan Amendment once this application is approved due to change of use. Included in this review, the Loudoun County Zoning Division's review will insure that required parking based on the proposed use is met. Issue adequately addressed. No outstanding issue.**

RECOMMENDATION

The applicant has adequately addressed the above outstanding issues. Provided the applicant is willing to allow potentially needed flexibility in the future condition language as to where the \$6,000 signal contribution can be spent, the Office of Transportation Services would not object to the approval of this application.

GRP/D Drive/C files/Beaumeade Gun Club/SPEX
2008-0019/Second Submission



COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

April 8, 2008



Mr. Stephen Gardner, Project Manager
County of Loudoun
Department of Planning MSC#62
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Beaumeade Merritt Tract – Beaumeade Gun Club Training Facility
Loudoun County Application Number: SPEX 2008-0019

Dear Mr. Gardner:

We have reviewed the above application as requested and offer the following comment:

1. The applicant should design/construct a traffic signal at Loudoun County Parkway and Beaumeade Circle intersection; or contribute (escrow) and equitable amount for its future installation, when warranted.

If you have any questions, please call me at (703) 383-2046.

Sincerely,

Rashid Siraj, P.E.
Transportation Engineer

(Com.04-08-08)

ATTACHMENT 1 *e.*

A-17



LOUDOUN COUNTY, VIRGINIA
Department of Fire, Rescue and Emergency Management

803 Sycolin Road, Suite 104 Leesburg, VA 20175
Phone 703-777-0333 Fax 703-771-5359



MEMORANDUM

To: Stephen Gardner, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner
Date: April 4, 2008
Subject: Beaumeade Gun Club Training Facility
SPEX 2008-0019



Thank you for the opportunity to review the above-captioned application. The Fire and Rescue Planning Staff is not opposed to the application as proposed. However, due to the enhanced security plan mentioned by the Applicant, Staff respectfully requests that the Applicant contact the first due fire and rescue company to discuss their plans for fire protection and access for emergency responders to the facility. A visit (prior to opening to the public) from F/R personnel can also assist emergency responders with their pre-planning for response to the facility.

If you have any questions or need additional information, please contact me at 703-777-0333.

C: Project file

ATTACHMENT 1f.



880 Harrison Street, SE • P.O. Box 4000 • Leesburg, Virginia 20177-1403 • www.lcsa.org

March 17, 2008

Mr. Stephen Gardner
Department of Planning
1 Harrison Street, S.E.
P. O. Box 7000
Leesburg, Virginia 20177-7000

Re: SPEX-2008-0019, Beaumeade Merritt Tract

Dear Mr. Gardner:

The Sanitation Authority has reviewed the referenced Special Exception Application. The following comments are offered for your use:

- Revise Note #11 to read, "All water and sewer facilities shall be provided by the applicant subject to rates, rules and regulations of L.C.S.A."

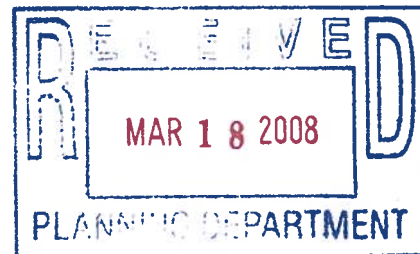
Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Julie Atwell". The signature is written in a cursive, flowing style.

Julie Atwell
Engineering Administrative Specialist

ATTACHMENT 19.



Dale C. Hammes, P.E.
General Manager/Treasurer

Richard C. Thoesen, P.E.
Deputy General Manager

Administration 703-771-1095 • Metro 703-478-8016 • Fax 703-777-9223 • Customer Service 703-771-1092 • Metro 703-478-8677 • Fax 703-771-4141

A-19



Loudoun County Health Department

P.O. Box 7000
Leesburg VA 20177-7000




Environmental Health
Phone: 703 / 777-0234
Fax: 703 / 771-5023

Community Health
Phone: 703 / 777-0236
Fax: 703 / 771-5393

2 April 2008

MEMORANDUM TO: Stephen Gardner, Project Manager
Department of Planning, **MSC 62**

FROM:  Matthew D. Tolley
Sr. Env. Health Specialist
Division of Environmental Health, **MSC 68**

SUBJECT: **SPEX 2008-0019; Beaumeade Merritt Tract**
LCTM: 80((7)) B (PIN 060-38-6623)

The Health Department recommends approval of this application. There are no on-site facilities that are of concern to the Health Department. The plat reviewed was prepared by Christopher Consultants and was dated 19 February 2008.

Attachments Yes ___ No X

If further information or clarification on the above project is required, please contact Matt Tolley at 771-5248.

MDT/JEL/mt
c:subdvgd.ref



ATTACHMENT 1 



OFFICE OF THE SHERIFF MEMORANDUM



TO: Stephen Gardner
Project Manager, Department of Planning

FROM: David R. Franklin *DRF*
CIP Manager/Planner

FILE NO:

DATE: April 30, 2008

SUBJECT: SPEX 2008-0019

REFERENCE: Beaumeade Gun Club Training Facility

Within the past several months, representatives of the applicant have met with Sheriff's Office personnel, including the deputy director of the Northern Virginia Regional Training Academy, regarding this proposal. As a result of those contacts and a review of the plans, the Sheriff's Office does not oppose the overall intent of the project. That said, there are items that require further clarification, some of which may be more pertinent during a building and development review:

- The application indicates the facility will have "state of the art security measures." Will this include parking areas as well? Will there be security fencing? Parking area security is important if clients will be bringing personal weapons to the facility and/or leaving weapons in parked vehicles.
- Will the facility be rented for private functions?
- Will alcohol be served or allowed on the premises?
- Access to and storage of ammunition and weapons is not clearly identified.
- Will weapons cleaning occur on site? If so, where will cleaning areas be located and what provisions are made for storage, use and disposal of cleaning chemicals and materials?
- Will firearms be offered for sale?
- What type of separation is proposed between firing points? (Potential safety issues)
- What type of ammunition is proposed for utilization in the shoot house area? (Potential safety issues)
- What measures are proposed for lead accumulation/mitigation?
- What type of exhaust/ventilation system is proposed and will ranges and shoot house have independent ventilation systems separate from the main facility?

ATTACHMENT 1: *i.*

A-21

Mr. Stephen Gardner
April 30, 2008
Page Two

Because indoor ranges pose complex challenges in both construction and operation, it is recommended that the applicant utilize experts in this type of facility during the design and development process to ensure all safety and health concerns are addressed.



Northern Virginia Regional Park Authority

5400 Ox Road, Fairfax Station, VA 22039 • 703-352-5900 • Fax: 703-273-0905 • www.NVRPA.org

April 1, 2008

Stephen Gardner
Project Manager
Loudoun County
Department of Planning
1 Harrison Street, SE
Leesburg, VA 20177-7000



RE: Beaumeade Merritt Tract- Beaumeade Gun Club Training Facility; SPEX 2008-0019

Dear Mr. Gardner:

We have reviewed the special exception application referenced above for an indoor firearm range on 5.5 acres (plans dated February 19, 2008) and offer the following comments.

Background

As you know, the Northern Virginia Regional Park Authority owns and operates the Washington & Old Dominion Railroad Regional Park (W&OD Trail) adjacent to the north side of the subject property. This 45-mile long, 100-foot wide, linear park property traverses Northern Virginia between Shirlington in Arlington County and Purcellville in Loudoun County. The park features paved and unpaved multi-use trails, interpretive exhibits, wayside areas, and parking for trail users. The W&OD hosts an estimated two million visitors a year and was designated a National Recreation Trail in 1987 by the U.S. Department of Interior. The W&OD Railroad features make the park eligible for listing on the National Register of Historic Places, and a nomination is in process.

The subject site shares a boundary of 340 feet with the W&OD Trail and will be highly visible to park users. The park property use is labeled on the plans as "vacant" and the plans show a 15-foot yard adjacent to the W&OD Trail. Section 5-900(B) of the Zoning Ordinance requires a 25-foot setback along the W&OD, but this requirement is not referenced on the plans. The Park Authority requests that a Type 2 Buffer Yard be implemented along the subject site's boundary with the W&OD, which would be consistent with other parcels within the Beaumeade development.

Requirements and Recommendations

1. The project sponsor shall not encroach onto park property for any purpose prior to, during, or after construction unless the Park Authority approves a permit for the activity.

ATTACHMENT 13.

A-23

BOARD MEMBERS

City of Alexandria
David M. Pritzker
William C. Dickinson

Arlington County
John G. Milliken
James I. Maver

Fairfax County
Jean R. Packard
Indy Branc

City of Fairfax
C. Barrie Cook, M.D.
Arthur F. Little

City of Falls Church
Jeffrey Tarbert
Barry D. Ruchow

Loudoun County
Joan G. Rokus
C. Webb

2. A construction fence shall be placed along the property line to prevent encroachment onto park property during construction.
3. On sheet 2 the W&OD Trail should be labeled "public recreation" instead of "vacant."
4. On sheet 3 the Zoning Ordinance requirement of a 25-foot setback along the W&OD Trail should be noted.
5. A Type 2 Buffer Yard should be implemented along the W&OD Trail boundary.

Thank you for the opportunity to comment. Please contact me at 703-359-4628 or at diglhaut@nvrpa.org if you have any questions or concerns.

Sincerely,



Daniel Iglhaut
Land Manager

DATE AFFIDAVIT IS NOTARIZED: MAY 1 2008
APPLICATION NUMBER: SPKX-2008-0019



I, Merritt Properties, LLC do hereby state that I am the:

☒ applicant

☐ applicant's authorized agent listed in Paragraph B.1. below

in application Number(s): _____
and that to the best of my knowledge and belief, the following information is true:

B. MANDATORY DISCLOSURES

1. NAMES AND ADDRESSES OF REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the foregoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application. Multiple relationships may be listed together. For multiple parcels, list the Parcel Identification Number (MCPI) of the parcel(s) for each owner(s).

MCPI	NAME (first, M.I., last)	ADDRESS (str, city, state, zip code)	RELATIONSHIP (listed in bold, above)
/80///7////B/ 060-38-6623-000	Merritt Properties, LLC	20098 Ashbrook Place, Suite 160, Ashburn, Virginia 20147	Applicant and Class A and Managing Member of Merritt- Beaumeade, LLC;
/80///7////B/ 060-38-6623-000	Merritt-Beaumeade, LLC	2066 Lord Baltimore Drive, Baltimore, Maryland 21244	Title Owner
/80///7////B/ 060-38-6623-000	Kramon & Graham, P.A.	One South Street, Suite 2600, Baltimore, Maryland 21202	Attorney
/80///7////B/ 060-38-6623-000	christopher consultants, ltd.	9900 Main Street, 4 th Floor, Fairfax, Virginia 22031	Agent-Engineer

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

☒ Real Parties of Interest information is continued on an additional page B-3

{00439/136/00343432.DOCv5}

If multiple copies of this page are provided please indicate Page 1 of 2 pages

DATE AFFIDAVIT IS NOTARIZED: MAY 1, 2008
APPLICATION NUMBER: SPEN 2008-0019

Page B 2

2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the shareholders of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all officers and directors of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

Merritt-Beaumeade, LLC

Description of Corporation:

- ☒ There are 100 or fewer shareholders and all shareholders are listed below.
- ☐ There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Merritt Properties, LLC	
Summers Beaumeade, LLC	

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Merritt Properties, LLC	Managing Member
Leroy M. Merritt	Chief Executive Officer
Scott E. Dorsey	President
Robb L. Merritt	Vice-President

Check if applicable:

- ☒ Additional shareholder information is continued on an additional page B-4

DATE AFFIDAVIT IS NOTARIZED: MAY 1, 2008
APPLICATION NUMBER: SPKX 2008-0019

Page B 2

2. NAMES OF CORPORATION SHAREHOLDERS

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Name and Address of Corporation (complete name, street address, city, state, zip)

Merritt Properties, LLC

Description of Corporation:

☒

There are 100 or fewer shareholders and all shareholders are listed below.

☐

There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

☐

There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Merritt Holdings, LLC	
Leroy M. Merritt 1999 Family Trust	
Leroy M. Merritt	

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Leroy M. Merritt	Chief Executive Officer
Scott E. Dorsey	President
Robb L. Merritt	Vice-President

Check if applicable:

☒

Additional shareholder information is continued on an additional page B-5

DATE AFFIDAVIT IS NOTARIZED: MAY 1, 2008
APPLICATION NUMBER: SPEX 2008-0019

Page B 2

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Name and Address of Corporation (complete name, street address, city, state, zip)

Merritt Holdings, LLC

Description of Corporation:

- ☒ There are 100 or fewer shareholders and all shareholders are listed below.
- ☐ There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
See Exhibit A attached hereto	

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Leroy M. Merritt	Chief Executive Officer
Scott E. Dorsey	President
Robb L. Merritt	Vice-President

Check if applicable:

☒ Additional shareholder information is continued on an additional page B-6

DATE AFFIDAVIT IS NOTARIZED: MAY 1 2008
APPLICATION NUMBER: SPKX 2008-0019

Page B 2

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Name and Address of Corporation (complete name, street address, city, state, zip)

Leroy M. Merritt 1999 Family Trust

Description of Corporation:

☒

There are 100 or fewer shareholders and all shareholders are listed below.

☐

There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

☐

There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Beneficiaries: Leroy M. Merritt's Grandchildren	

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Scott E. Dorsey	Trustee
Robb L. Merritt	Trustee

Check if applicable:

☒

Additional shareholder information is continued on an additional page B-7

DATE AFFIDAVIT IS NOTARIZED: MAY 1, 2008
APPLICATION NUMBER: SPEX 2008-0019

Page B 2

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Name and Address of Corporation (complete name, street address, city, state, zip)

Summers Beaumeade, LLC

Description of Corporation:

☒

There are 100 or fewer shareholders and all shareholders are listed below.

☐

There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

☐

There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Roger S. Clements	
Andy Georgelakos	
Kevin Goeller	

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Roger S. Clements	Member
Andy Georgelakos	Member
Kevin Goeller	Member

Check if applicable:

☐

Additional shareholder information is continued on an additional page B-

DATE AFFIDAVIT IS NOTARIZED: MAY 1, 2008
APPLICATION NUMBER: SPRX 2008-0019

Page B 2

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Name and Address of Corporation (complete name, street address, city, state, zip)

Kramon & Graham, P.A.

Description of Corporation:

☒

There are 100 or fewer shareholders and all shareholders are listed below.

☐

There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

☐

There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Kevin F. Arthur	Andrew J. Graham
Philip M. Andrews	Susan M. Hogan
Gertrude C. Bartel	Max H. Lauten
Cynthia A. Berman	Lee H. Ogburn
John A. Bourgeois	Aron U. Raskas
John F. Dougherty	Jeffrey H. Scherr
Marilyn H. Fisher	David J. Shuster
Geoffrey H. Genth	James P. Ulwick

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Philip M. Andrews	President
Gertrude C. Bartel	Assistant Secretary
Andrew J. Graham	Vice President
Lee H. Ogburn	Secretary
Jeffrey H. Scherr	Treasurer
James P. Ulwick	Vice President

Check if applicable:

☐

Additional shareholder information is continued on an additional page B-__

DATE AFFIDAVIT IS NOTARIZED: MAY 1, 2008
APPLICATION NUMBER: SPEX 2008-0019

Page B 2

2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the shareholders of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all officers and directors of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

christopher consultants, ltd.

Description of Corporation:

☒

There are 100 or fewer shareholders and all shareholders are listed below.

☐

There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

☐

There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Christopher W. Brown	
William R. Goldsmith, Jr.	
Louis Canonico	
William R. Zink	
Ruth R. Fields	

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Christopher W. Brown	President
William R. Goldsmith, Jr.	Exec. V.P. / Secretary
Louis Canonico	Vice President
William R. Zink	Vice President
Ruth R. Fields	Treasurer

Check if applicable:

☐

Additional shareholder information is continued on an additional page B-__

DATE AFFIDAVIT IS NOTARIZED: MAY 1, 2008
APPLICATION NUMBER: SPEN 2008-0019

Page C 1

C. VOLUNTARY DISCLOSURE

1. That no member of the Loudoun County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (If none, so state).

NONE

2. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household and family, either individually, or by way of partnership in which any of them is an officer, director, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 1% or more of the outstanding bonds or shares of stock of a particular class, **has or has had any business or financial relationship**, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$100 or more, singularly or in the aggregate with any of those listed in Section B, above.

EXCEPT AS FOLLOWS: (If none, so state).

NONE

☐ Additional County-Official information is included on an additional page B-__.

DATE AFFIDAVIT IS NOTARIZED: May 1, 2008

Page D 1

APPLICATION NUMBER: SPEX 2008-0019

D.

That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Section C. above, that arise on or after the date of this application.

WITNESS the following signature:

Gary D. Schafer

check one: [] Applicant or [X] Applicant's Authorized Agent

Gary D. Schafer, Planning Manager

(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 1st day of May, 2008, in the State/Commonwealth of Virginia, in the County/City of Loudoun

D. M. Lombardo

Notary Public

My Commission Expires: September 30, 2009

DONNA M LOMBARDO NOTARY PUBLIC Commonwealth of Virginia Reg. #290971 My Commission Expires Sep. 30, 2009
--

Important! The adopted Affidavit and Reaffirmation of Affidavit forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.

REAFFIRMATION OF AFFIDAVIT

In reference to the Affidavit dated May 1, 2008 for the application of
(enter date of affidavit)

MERRITT PROPERTIES, LLC

(enter name(s) of applicant(s))

in Application Number(s): SPEX 2008-0019

(enter application number(s))

I, GARY D. SCHAFER, do hereby state that I am an

(check one) ☐ applicant (must be listed in Paragraph B of the above-described affidavit)

☒ applicant's authorized agent (must be listed in Paragraph B of the above-described affidavit)

and that to the best of my knowledge and belief, the following information is true:

(check one) ☐ I have reviewed the above-described affidavit, and the information contained therein is true and complete as of _____

(enter today's date)

☒ I have reviewed the above-described affidavit, and I am submitting a new affidavit which includes changes, deletions or supplemental information to those paragraphs of the above-described affidavit indicated below:

(Check if applicable)

☒ Paragraph B-1

☐ Paragraph C-1

☐ Paragraph B-2

☐ Paragraph C-2

☐ Paragraph B-3

☐ Paragraph C-3

WITNESS the following signature: Gary D. Schaffer

(check one)

☐ applicant

☒ applicant's authorized agent

GARY D. SCHAFER

(Type or print first name, middle initial, last name and title of signee)

Subscribed and sworn to before me this 1st day of May, 2008
in the State/Commonwealth of Virginia, County/City of Loudoun.

Donna M. Lombardo

Notary Public

My Commission expires: September 30, 2009

DONNA M LOMBARDO
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #290971
My Commission Expires Sep. 30, 2009

A-36

**Beaumeade Gun Club Training Facility
Special Exception Request
SPEX 2008-0019
Statement of Justification
February 29, 2008
Revised April 9, 2008**



Proposal: Pursuant to Sections 4-504(B) and (HH), the applicant is requesting Special Exception approval for a civic, social, fraternal association meeting place and an indoor firearm range, and archery range uses in the PD-IP zoning district. Pursuant to Sheet 3 entitled, "Special Exception Plat" of the plan set submitted in support of this Special Exception Application, the applicant is seeking to use approximately 64,050SF of a 79,050SF one story building in the Merritt Beaumeade complex for a private club whose activities are centered on shooting sports. The facility will be open to members only. In addition to having three indoor shooting ranges the facility will contain training rooms, a work out room and members locker rooms. In addition the facility will contain a large scenario room, which can be arranged to simulate various "real life" training scenarios for members but also for federal, state, and local law and security forces who may need to simulate specific mission type training. The facility would be available to such users anytime of the day or night for such uses. The facility would have state of the art security measures as well as a state of the art environmental system for dealing with the lead generated from the firing ranges.

Justification: The applicant believes that these Special Exceptions are warranted. The subject area is within a portion of the County that is planned for Business Community use. That Business Community designation generally anticipates a certain amount of uses to support the greater Business Community. The Zoning Ordinance anticipated this type of use being located in a business community by allowing it by special exception in the PD-IP Zoning District. This would appear to be an excellent location for this type of use. While it is centrally located in terms of the population center of the county, it is located at the end of a cul-de-sac in the back of a business park. As such the location is relatively isolated. In terms of neighboring uses the site is basically surrounded by other PD-IP uses. However, the facility will not generate any exterior noise so the use will not prove to be a distraction to adjoining employment type uses. It is anticipated many of the workers within the park will take advantage of the facility at various times during the work day. Since the facility will be available to all level of law enforcement and security type organizations there will be a high level of security at the facility even beyond it's own private security and safety requirements.

This facility will be unique. There is no other facility quite like this in the United States. Given this it is logical to assume that the facility may draw other security type organizations to the area in order to have ready access to the training capacities this facility will provide. Given the facility's close proximity to Dulles Airport it is highly likely the facility will attract public law enforcement and private security agencies to the area to use the facility, thus fostering the economic growth of the County

In terms of specific items to be addressed, the applicant would offer the following:

- (A) The applicant believes these requested Special Exceptions are consistent with the Comprehensive Plan. While this area is planned for Business the Beaumeade Corporate Park has developed more as a mixed-use employment area. The General Plan includes a use matrix for an office community. This matrix looks to include a variety of uses in the Business area. This use will add a different type of use to this area, which while providing some recreational opportunities will also allow personal and professional development. This use will have its highest occupancy during the weekend when many of the other businesses are closed. This will make this mixed used employment area more vibrant during the non-working hours within the allowable percentage of retail uses within the Business Community.
- (B) The applicant will be providing central water services such that the proposed uses will have adequate coverage and access in terms of fire and safety requirements. In addition, these uses will meet all of the building code requirements as it relates to fire control.
- (C) The use proposed in this application will not generate noise at a level such that it would adversely impact uses in the immediate area. The facility will incorporate all of the latest acoustical treatments for the firing range type use such that no sounds from the firearms firing will be heard outside the building.
- (D) The applicant will meet all of the Zoning Ordinance and FSM requirements as it relates to site lighting for the proposed Special Exception uses. Indeed the applicant intends to go beyond the requirements of the County Ordinances and provide site lighting fixtures that are extremely friendly to the "night sky" requirements.

A-38

- (E) The applicant believes and has indeed moved forward with this Special Exception Application because the proposed uses are compatible with surrounding uses. Given the location of this facility at the end of a cul-de-sac at the back of the business park it will not interfere in anyway with the normal operations of other businesses in the park. The applicant believes the location is appropriate based, not only on the surrounding uses, but also due to the sites proximity to Dulles Airport and the major population center of Loudoun County.
- (F) The applicant will meet all of the Zoning Ordinance requirements as it relates to landscaping and buffering. The subject site will be part of the lot owners association that is emerging for this entire area. As such, the proposed landscaping will be in concert with and complimentary to other landscaping buffers planned on adjoining parcels.
- (G) The Special Exception uses do not fall within any known area that has significant archeological or historical significance. Regardless, due to the fact that the Special Exception uses are integrated into the planned buildings on the site, the applicant has made every attempt to design the project so as to blend harmoniously as possible with existing site features in the surrounding Business Community in this area.
- (H) Based on the County's General Plan, the area where the Special Exception uses are being requested, is one that is and has been planned for development. Based on the location of these uses, they would contribute to the air quality in that they would allow the combination of vehicle trips, rather than forcing individuals to make numerous vehicle trips. The applicant will meet all of the County Ordinance requirements as it relates to Best Management Practices, in order to minimize the effect on water quality. There is no significant vegetation located on this site. As such, this application will have no adverse impact on existing vegetation and indeed the planned landscaping and buffering system will enhance the vegetation above and beyond what exists at the site today.
- (I) The applicant believes that the proposed Special Exception will contribute to and promote the welfare and convenience of the public. While this use is unique it is a use that many of the workers in the immediate employment parks will want to have access to. In addition the site is convenient enough to residential areas in the surrounding areas to so as to allow local residents easy access to this type of facility.

A-39

- (J) Based on the by-right zoning of this property and the permitted uses, the applicant does not believe that the uses being proposed by this Special Exception will have any adverse impact on the surrounding public road network. Based on a trip comparison between the trips generated by this use and by a permitted use this use would actually generate less peak hour trips than the permitted use while generating about the same total daily trips. Thus this use would have less of an impact on the local roads than would a permitted use. Also this site is in close proximity to the Loudoun County parkway. Much of the regional road system in this area has been built to its ultimate configuration. Thus the anticipated traffic from this site has already been anticipated in terms of the regional road network.
- (K) This Special Exception request does not use existing structures of any kind.
- (L) The applicant, as part of the overall development of this project, will extend all necessary public utilities to the site of the Special Exception use. These types of uses generate very little need for public services. With the construction of the regional road network in this area, emergency services will have more than adequate access to the proposed uses.
- (M) The proposed Special Exception uses will not have an adverse impact on the groundwater supply. The applicant will extend public water service to this site.
- (N) The Special Exception uses are of such a nature that they can be adequately located on the types of soils found on the site. The uses will be integrated into a planned flex building. The applicant will perform all of the necessary soils and geological studies so as to insure that the final design of the uses meet all of the County and State building code requirements. Since these uses are slab on grade type uses, they can be successfully engineered to be located on the types of soils associated with the subject site.
- (O) The proposed Special Exception uses will not negatively impact the orderly and safe road development and transportation. The trip generation comparison indicates this use will have less peak hour traffic than the permitted uses. In addition the regional road network in this area is basically built out and anticipated traffic being generated by this site.

A-40

- (P) The applicant believes that the development of this use will have a positive impact on economic development in the area in general. This facility will employ more people per square foot than a comparable by right use would. In addition based on the unique aspects of this use it is anticipated it will draw specialized type uses, which will want to locate close to it in order to be able to take advantages of the facilities that this use will offer. Many of these types of user may not otherwise consider this location except for this facility
- (Q) The proposed Special Exception uses definitely consider the needs of businesses in the future. As society becomes more security conscious it will want to have access to the type of training facilities that this use will offer. Since this facility will be available to local law enforcement and private security type organizations it will help provide businesses in the area with improved law enforcement and security services.
- (R) The applicant will provide all of the necessary on and off-site infrastructure so as to insure that the proper infrastructure is available to not only the Special Exception uses but also the employment uses planned for this site.
- (S) As the attached document indicates this facility will have state of the art environmental systems. As such, no odors will be created by this site that would have an adverse impact on adjoining uses.
- (T) Since this site is located within an existing business park and construction traffic flow to and from the site will use existing regional roads that do not traverse existing residential neighborhoods such traffic will not have an adverse impact on existing neighborhoods or school areas.

A-41



christopher consultants
engineering surveying land planning

April 14, 2008

Mr. Stephen Gardner
Project Manager
Loudoun County
Department of Planning
1 Harrison Street, S.E.
Leesburg, VA 20177



RE: SPEX 2008-0019 – Beaumeade Merritt Tract – Beaumeade Gun Club Training Facility

Dear Mr. Gardner:

We are in receipt of your 45 day letter transmitting all of the referral agency comments on this application. The purpose of this letter is to provide a point-by-point response to each of those comments. Where necessary, we have revised the SE plat to respond to the comment appropriately. Copies of the revised SE plat are included herewith with the changes highlighted.

1st Referral Comments, Summary of Outstanding Issues

Community Planning

- Staff finds the proposed private gun club is in conformance with the land use policies of the Revised General Plan.

Response: No response necessary.

- Staff recommends that the design include a creative and useful public/civic/open space component into the project as specified by the Revised General Plan. Staff recommends that an additional area, located in close proximity to the proposed buildings be provided to ensure that all employees have access to usable public space.

Response: The site plan for the building in which this facility is to be located is already approved. Included in this site plan are two large ponds. The pond closest to this building includes a significant amount of open space around it. In addition to this, the site abuts the W&OD regional trail which also provides significant open space. There is also a golf course under development in the eastern portion of Beaumeade Park.

- Staff recommends the applicant demonstrate that pedestrian travelways will provide a safe route from the parking areas to the buildings as well as to adjacent properties within the Park. Further, there is an existing trail/pedestrian system throughout the Beaumeade Corporate Park. Staff recommends that the applicant address pedestrian linkage to the existing trail system.

christopher consultants, ltd.
20110 ashbrook place, suite 160
ashburn, virginia 20147

voice 571.209.5950
fax 571.209.5951
web site www.christopherconsultants.com

A-42

Response: Again there is an approved site plan for this site and the building that that this facility is located in. The applicant met all of the requirements of the County's FSM relating to parking and site circulation. Sidewalks have been provided adjacent to the building where parking abuts these locations. While there are portions of trails along Loudoun County Parkway and Beaumeade Circle, this system is not continuous. In addition, there are no trails or sidewalks along Guilford Rd. east of this site connecting to Beaumeade Circle. As such, there is no advantage to putting sidewalks or trails along this property's frontage as it would not connect to anything.

Northern Virginia Regional Park Authority

- The project sponsor shall not encroach onto park property for any purpose prior to, during, or after construction unless the Park Authority approves a permit for the activity.

Response: The applicant is aware of this constraint and requirement. If the County feels it is necessary, it could include a condition to this affect in regards to the approval of this application.

- A construction fence shall be placed along the property line to prevent encroachment onto park property during construction.

Response: A construction fence will be provided to prevent the encroachment. Again, the County can include this as a condition of approval, if it feels such a condition is necessary.

- On Sheet 2, the W&OD Trail should be labeled "public recreation" instead of "vacant."

Response: The change has been made to Sheet 2.

- On Sheet 3, the Zoning Ordinance requirement of a 25-foot setback along the W&OD Trail should be noted.

Response: The required setback pursuant to the Zoning Ordinance has been noted on Sheet 3.

- A Type 2 Buffer Yard should be implemented along the W&OD Trail boundary.

Response: The Zoning Ordinance requires a Type 4 buffer along this boundary line which is more intensive than the Type 2 being requested. The Type 4 buffer yard is shown on the approved site plan.

Loudoun Water (Formerly LCSA)

- Revise Note #11 to read, "All water and sewer facilities shall be provided by the applicant subject to rates, rules and regulations of L.C.S.A."

A-43

Response: The note has been revised, and the reference to L.C.S.A. has been changed to Loudoun Water.

Virginia Department of Transportation (VDOT)

- The applicant should design/construct a traffic signal at Loudoun County Parkway and Beaumeade Circle intersection; or contribute (escrow) an equitable amount for its future installation, when warranted.

Response: This application will actually reduce the amount of traffic which could otherwise be produced by permitted uses in this building. However, the applicant is willing to accept a condition related to a contribution to traffic signal funding in accordance with the OTS comments noted below.

Building & Development, ERT

- Staff encourages a commitment in the design of the proposed structure to meet Leadership in Energy and Environmental Design (LEED) standards, as supported by the United States Green Building Council. With the second submittal, please include a LEED for New Construction or Core and Shell score sheet to indicate design commitments to site sustainability, water efficiency, energy and atmosphere, indoor air quality, efficient materials and resources use, and innovative design.

LEED recognizes site sustainability, conservation of energy and water, and indoor air quality, among other goals. The Revised General Plan also encourages these goals in the General Water Policies supporting long-term water conservation (Policy 1, Page 2-20); the Solid Waste Management Policies supporting waste reduction, reuse, and recycling (Policy 2, Page 2-23); and the Air Quality Policies supporting the creation of pedestrian and bicycle facilities (Policy 1, Page 5-41). Furthermore, the County encourages project designs that ensure long-term environmental and economic sustainability, as discussed in the Suburban Policy Area, Land Use and Pattern Design text (Page 6-2).

Response: Merritt Properties has been developing commercial properties in Loudoun County for over 12 years. They develop these properties for their own account. They currently own 19 buildings in the county and plan to construct more. Merritt Properties have LEED certified individuals on staff. They routinely include energy saving features in their buildings and have done so for many years, even prior to the inception of the LEED program. Due to the nature of this building, Merritt Properties cannot commit to having this building LEED certified, but as they are doing in other buildings, this building will include many LEED features. For example, this building will have energy efficient light fixtures tied to occupancy sensors. In addition, it will include a reflective roof, with skylights and a CO₂ monitoring system. LEED

A-44

aspects have been included in the site development through the use of crushed used concrete for parking lot subgrade and the incorporation of stormwater management and stormwater quality measures for the entire site.

Loudoun County Health Department

- No Outstanding Issues.

Building & Development, Zoning

- Please include the address of the property: 44590 Guilford Dr., Ashburn, VA 20147.

Response: The address has been added to Sheet 1.

- County Records shows Steep slopes (moderate and very) on the property. Please label and show on the plan and update note #20 under General Notes.

Response: The area of the special exception is outside of the steep slope area shown on the County records. See enclosed drawing. We wish to point out that the County records are incorrect. The area shown as steep slopes was an old construction stockpile area. This property has an approved site plan. The area noted as steep slopes has been graded in accordance with the approved site plan. There are no steep slopes remaining on any portion of the property.

- General Note #3 and Sheet 2 outlines the Special Exception area around the 44.76 acre property; however, Sheet 3 limits the Special Exception area to 5.55 acres. Please correct the discrepancies.

Response: Note #3 and Sheet 1 have been revised to indicate the area of the SE is 5.79 acres.

- According to County Records, the owner's zip code is 21244-2501.

Response: The owner's zip code as shown on the plan is correct.

- On Sheet 2 under Adjacent Property Owners: #2 land use is warehouse, and #10 land use is vacant.

Response: The adjoining uses on Sheet 2 have been corrected.

- On Sheet 3, please correct the setback along the W&OD trail to reflect a 25-foot building setback per Section 5-900.

Response: The setback on Sheet 3 has been corrected.

A-45

Fire, Rescue & Emergency Management

- Due to the enhanced security plan mentioned by the Applicant, Staff respectfully requests that the Applicant contact the first due fire and rescue company to discuss their plans for fire protection and access for emergency responders to the facility. A visit (prior to opening to the public) from F/R personnel can also assist emergency responders with their pre-planning for response to the facility.

Response: The applicant will make such contact and has no objection to a condition requiring a visit by the F/R personnel prior to occupancy.

Office of Transportation Services (OTS)

- The road network in Beaumeade, including the adjacent roads serving the site, is completed. However, the applicant needs to insure that the existing site entrances for the proposed use are reviewed and approved by VDOT. This would include the provision of adequate sight distance, lengthening turn lanes if warranted, entrance design etc.

Response: The site plan for the building that will house this use is approved. VDOT reviewed and approved that site plan and the entrances to serve the site.

- Based on the trip generation data provided by the applicant and reviewed by OTS staff, the proposed use would reduce traffic to the adjacent road network when compared to the approved office uses on-site. At the same time, the applicant's traffic study notes that a traffic signal is warranted at the Loudoun County Parkway/Beaumeade Circle south intersection. This intersection was not originally proffered for a traffic signal from the Beaumeade development. However, traffic on the Loudoun County Parkway has grown significantly since the approval of the Beaumeade development. Given that the applicant's peak hour traffic makes up approximately 2% of the over all a.m. and p.m. side street traffic at this intersection, a contribution of \$6,000 is recommended towards a signal at this intersection from the applicant. This is based on an estimated signal cost of \$300,000 at the Loudoun County Parkway/Beaumeade Circle south intersection.

Response: We note, as indicated by OTS, that this use will actually reduce vehicle trips from what otherwise would have been generated by a by-right use. Our traffic study also noted a traffic signal at that intersection is warranted today. Regardless, the applicant is willing to accept a condition that would require a cash contribution of \$6,000 towards a signal at the Loudoun County Parkway/Beaumeade Circle south intersection to be made prior to issuance of an occupancy permit.

- The applicant needs to insure that adequate parking is available for the proposed uses given the existing zoning and businesses adjacent to this site. This needs to be verified by appropriate Building & Development staff.

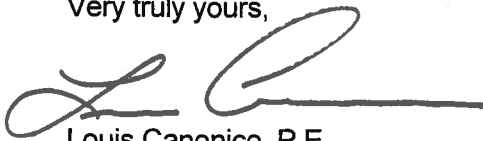
A-46

Mr. Stephen Gardner
April 14, 2008
Page 6

Response: The applicant will be required to submit a Site Plan Amendment once this application is approved due to the change of use. Included in the review of this SPAM, the Zoning Division's review will insure required parking based on the use is being met.

With these comment responses and the revisions made to the plat and the Statement of Justification, we believe all of the staff comments and concerns have been addressed. We look forward to the staff's favorable recommendation as this application moves forward to the Planning Commission for hearing and recommendation and the Board of Supervisors for action. In the meantime, if you should have any questions or need additional information, please feel free to contact us.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Louis Canonico', with a long horizontal flourish extending to the right.

Louis Canonico, P.E.
Regional Vice President

LC/dml

cc: Ms. Robyn Bailey
Mr. Michael Larkin
Mr. Ken Jonmaire

A-47



May 1, 2008

Mr. Stephen Gardner
Project Manager
Loudoun County
Department of Planning
1 Harrison Street, S.E.
Leesburg, VA 20177-7000

RE: SPEX 2008-0019 – Beaumeade Gun Club Training Facility

Dear Mr. Gardner:

Included herewith are our point-by-point responses to the items raised in the second referral comments of the various referral agencies. Where necessary, we have made the appropriate revisions to the Special Exception Plat. Point-by-point responses to the comments are provided below.

Virginia Department of Transportation Comment Letter dated April 29, 2008:

- *No objection to the approval.*

Community Planning Comment Memorandum dated April 29, 2008:

- *Staff continues to recommend that the application provide an additional area, located in close proximity to the proposed buildings to ensure that all employees have access to usable public space. There is an opportunity to include usable open space for this site, perhaps in the form of picnic areas for use by the office employees.*

Response: A picnic area has been added in the southeast corner of the site in close proximity to the building which is the subject of this Special Exception. The picnic area is shown on the Special Exception Plat.

- *Staff requests additional information on how pedestrian linkages are being addressed on-site within this portion of Beaumeade Corporate Park. The pedestrian network, as approved on the site plan for the entire site, should be shown on the Special Exception Plat.*

Response: The Special Exception is only for a portion of the site. The balance of the site has an approved site plan and has been developed. The uses in these buildings are flex-industrial. The site has been laid out to accommodate large trucks. It does not seem prudent to promote the intermingling of pedestrian traffic with this potential truck traffic. Sidewalks have been provided around the buildings so as to allow employees to move from their personal vehicle parking areas to the buildings.

- *Staff recognizes that sidewalk or trail linkage may not be feasible to connect this site with the other portions of Beaumeade Corporate Park as no pedestrian facilities have been provided along Guildford Road.*

Mr. Stephen Gardner
May 1, 2008
Page 2

Response: A pedestrian connection has been provided from the building, which is the subject of this Special Exception, to the picnic area which has been added to the Special Exception Plat. No other pedestrian linkages are practical at this time.

Office of Transportation Services Comment Memorandum dated April 18, 2008:

Recommendation

- *Provided the applicant is willing to allow potentially needed flexibility in the future condition language as to where the \$6,000 signal contribution can be spent, the Office of Transportation Services would not object to the approval of this application.*

Response: The applicant is willing to accept the flexibility language to the condition.

Zoning Administration Referral Memorandum dated April 18, 2008:

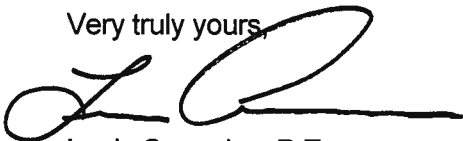
- *No further comments.*

Sheriff's Department Memorandum dated April 29, 2008:

Please see the attached letter from Mr. Scott Marquez, the owner and operator of the facility, to Mr. Michael Larkin, of Merritt Properties, the owner of the building. This letter addresses all of the items raised in the Sheriff's Dept. memo in detail.

We believe with the responses to the comments as outlined above, and the changes made to the plat, that we have adequately addressed the remaining concerns of the referral agencies. We look forward to the staff's favorable recommendation of this application as it moves forward to the Planning Commission and Board of Supervisors. If you have any questions or need to discuss any of these items further, please do not hesitate to contact us.

Very truly yours,



Louis Canonico, P.E.
Regional Vice President

LC/dml

cc: Mr. Michael Larkin
Mr. Ken Jonmaire

A-49



April 29, 2008

Scott Marquez
1593 Spring Hill Road, Suite 700
Vienna, VA 22182



Michael Larkin
Merritt Properties, LLC
20098 Ashbrook Place, Suite 160
Ashburn, VA 20147

Subject: Office of the Sheriff Referral

Dear Mr. Larkin:

Thank you for the opportunity to provide you with responses to the questions contained in the Referral from the Office of the Sheriff. You will see below that I have taken the liberty of quoting the questions from the Office of the Sheriff preceding each response.

As we have communicated to the County Commissioner and Sheriff's Office we are very much looking forward to the opportunity to partner with the Sheriff's Office in that we hope to provide them with an exceptional training facility at a highly reduced cost. We extend this service to the Sheriff's Office because of our intimate knowledge regarding how hard it can be to find and afford quality training venues and because of our respect for the jobs they do. Between its past and current operations MVM has employed thousands of former Law Enforcement Officers as Special Deputy United States Marshals and in other similar roles. It has been a constant struggle to find the facilities that can provide for training at this and other levels that we ourselves seek. It goes without saying that the value of the service provided by the Sheriff's to Loudoun County is immeasurable and we will continue to recognize that.

"The application indicates the facility will have "state of the art security measures." Will this include parking areas as well? Will there be security fencing? Parking area security is important if clients will be bringing personal weapons to the facility and/or leaving weapons in parked vehicles."

- The parking areas of the facility will be equipped with state of the art digital security cameras. These cameras are equipped with both day and night vision capabilities to



allow for recording under all conditions. The camera networks connect directly to digitally-based monitoring and recording systems, which have remote monitoring capabilities and can store thousands of hours of recordings.

- Members of VSS will be subject to several operating practices to maintain safety at all times for themselves and other facility members and clients. In some cases such operating practices also enhance the security of the facility. One such practice is the standing mandate that no member firearm shall be loaded with live ammunition while on VSS property unless within the shooting ranges. Signs shall inform members of and visitors to the facility that firearms must be unloaded **prior to entry into the parking lot**. Further, that all firearm actions must be open prior to removal from the conveyance in which they were transported to the facility. Any and all individuals entering or exiting the facility with a firearm that does not have the action open will be immediately questioned by a VSS Associate, Safety Officer, or Instructor and reminded of the operating practice. This means no loaded firearms outside of the ranges for any reason.

“Will the facility be rented for private functions?”

- This facility is available only to its private members and law enforcement and military clients. That said it is anticipated that we will allow for private functions to be held in the Executive Lounge area of the facility. This is the only area of the facility that is anticipated to be available for private functions and is segregated from the rest of the facility by doors that are secured with biometric handprint readers. As the Executive Lounge is reserved for the two highest level memberships we will allow only these members to hold any such private functions.

“Will alcohol be served or allowed on the premises?”

- Alcohol will not be served on the premises of the facility. We have allowed for only one caveat to this operating practice. If an Executive Lounge private function were to request permission to bring and serve alcohol on the premises said request can only be granted under the following conditions; all ranges and Scenario House areas of the facility must be shut down with access to said areas barred via locking and access control systems, all use of the training areas must be suspended for the entire length of the function, no firearms of any kind will be allowed within the facility with the standard exceptions for Law Enforcement Officers should they be attending said function. Given that we anticipate the facility’s usage rate to be very high from a training stand-point it will be very difficult for a private function to obtain approval to effectively shutdown all other operations in order to serve alcohol at a private function.

“Access to and storage of ammunition and weapons is not clearly identified.”

- It is anticipated that there will be two areas of the facility that will contain storage structures for ammunition and weapons, the Executive Weapons storage area and the



- main storage area which will be made up of multiple storage rooms that are to be located in a highly access-controlled area to the rear of the facility behind the firing ranges.
- Access control is something that goes to the very heart of what MVM has done, and done well, for the past 28 years. MVM, Inc. is the source of creation and design for this facility and as such has been able to bring its storied history of 28 years as a government contractor to bear. As a \$200 million company with 3,000 employees MVM has been able to operate very successfully in varying fields and levels of government security both domestically and internationally. This facility will be employing several access control measures to create and control a secure environment that are very familiar to us. Access to ammunition and weapons will be controlled in the following ways;
 - o Access Control via Security Technology
 - Access card readers will be utilized and will have varying levels of access associated with them and will also be on a timer system that can and will completely lock out the system at times of low and no facility use. There will be only a handful of employees that have access to the entire facility as most will be relegated to areas that do not include such storage areas. In addition all card uses will be tracked by associated software.
 - Many of these areas of higher sensitivity will require biometric security devices. A very reliable device that is already employed by MVM is the fingerprint and hand scanner. Through the use of such hardware and the accompanying software the authorized personnel must be confirmed by the system via finger and hand prints before they are able to gain access. This also allows for tracking of such access and can offer alerts to failed or unauthorized access attempts.
 - o Two employee policy:
 - VSS will institute a two employee policy with respect to these areas. No access to areas of sensitivity will be granted without a second employee, whom possesses the proper access level and also utilizes the security device(s), being present to accompany the first throughout the time in said area of sensitivity. In such a manner we eliminate the risks associated with any single employee becoming a security threat to any sensitive areas of the facility.
 - In addition to the above access measures the storage areas will employ upgraded structural integrity;
 - o Structural reinforcement:
 - Not only will any storage area containing firearms or ammunition be protected by security devices they will be structurally reinforced as well. This is considered by us to be another in a long line of defenses to such storage areas. The structural reinforcements will prevent would be security threats from breaking through walls or ceilings to gain access to



the firearms or ammunition stored within. The Executive Weapons Storage area will employ an even higher degree of structural reinforcement, given that it will contain the firearms of our members, which includes a vault door. It goes without saying that the access to these storage areas will be restricted to only a select few managers.

"Will weapons cleaning occur on site? If so, where will cleaning areas be located and what provisions are made for storage, use and disposal of cleaning chemicals and materials?"

- Weapons cleaning within the facility will be accomplished only via ultrasonic machine cleaning technology using only **non-hazardous** alkaline based cleaner. The debris and materials that are removed from the firearms are captured via a filtration system. Said filters, which are claimed to have extensive life-cycles, are then removed to a recycling center via standard recycling methods. Such cleaning is relegated to members of our staff that are specifically trained in the use of said equipment. The equipment itself is stored in an access controlled equipment room which is also limited to the appropriate trained staff members only. This system is intended to be used to clean the firearms owned by the facility and those of its members and clients. There will be no cleaning of firearms allowed on the facility premises outside of this system.

"Will firearms be offered for sale?"

- Firearms will be offered for sale in the merchandise area of the facility to its members only. As a golf club has a pro shop our club has a merchandise area. That said we are able to further the value to each member through the use of our membership database. We hope to better fit the member with any potential equipment and/or firearm by understanding their need and intended use. We will be able to see which training courses the member has successfully completed and what overall skill level they possess. Through this information and several simple questions we can obtain enough information to guide any potential purchase. In fact we anticipate that many of our recommendations will be against the purchase of a firearm and rather in favor of a less lethal self defense alternative and accompanying training. For the more sports focused purchase our highly skilled and knowledgeable instructors and staff can match the member to the right equipment. Furthermore we will offer to our members free familiarization instruction, including time on the ranges with an instructor or safety officer, with the purchase of any firearm or self defense equipment with which they are unfamiliar or unpracticed in the use of. In actuality there is generally little profit per firearms transaction. It is a more lucrative financial model to further a strong membership base in the facility through education and training than to simply sell our members a firearm.

"What type of separation is proposed between firing points? (Potential safety issues)"

4



- The shooting booths to be installed between firing points will be constructed of either solid or clear ballistic glass. This type of booth allows the Range Master or Range Safety Officers to view the shooting positions clearly in order to monitor the proceedings. Full panes of glass allow the instructors too closely, yet safely, monitor the students' grip, stance, etc., as they shoot. The shooting booth divider is fabricated of tubular steel, with rubber strips to cushion the bullet-resistant glass.

"What type of ammunition is proposed for utilization in the shoot house area? (Potential safety issues)"

- The proposed ammunition for use in the Scenario House is marking rounds only. MVM, Inc. currently does some training utilizing the Simunition brand(a division of General Dynamics) marking round, which in our opinion is the highest quality marking round available.
- Marking cartridges overview:
 - o This reduced-energy, non-lethal cartridge leaves a detergent-based, water-soluble color-marking compound. The visible impacts allow accurate assessment of simulated lethality. The cartridges are available in .38 cal. and 9 mm calibers and feature tactical accuracy up to 25 feet (7.6 meters). The 5.56 mm caliber is tactically accurate with ball cartridges to 100 feet (30 meters). **No special ballistic facilities are required.** They meet the need for a force-on-force and man-to-man training system that is realistic, effective, adaptable and fully portable.
- Safety conversion kits for firearms:
 - o The conversion kit, conversion bolt, bolt carrier assembly and safety-ring insert are easy to install and allow Marking Cartridges to be fired safely from the user's own weapon with realistic recoil. **These kits help preclude the inadvertent chambering of live ammunition** and ensure the proper operation and cycling of the weapons.
- Protective clothing/gear
 - o To ensure safe and realistic training, yet still allow the impact to be felt, this facility will require protective equipment for both men and women, including head protector, throat protector and groin protector as well as pants, gloves, a vest and sleeves. Said protective equipment must be worn at all times when training with marking rounds.

"What measures are proposed for lead accumulation/mitigation?"

"What type of exhaust/ventilation system is proposed and will ranges and shoot house have independent ventilation systems separate from the main facility?"



- I have chosen to address both of these questions at once as they both go to the heart of lead mitigation in in-door shooting environments.
- HVAC: The single most important measure for mitigating lead exposure in and in-door shooting environment is the use of specially designed HVAC units that move any lead dust and particulate away from the shooter and into the collection system(s). These units are specifically designed to meet the needs of each area of the facility where lead exposure may occur due to shooting activity. This facility will employ the use of three separate shooting ranges that contain 10 shooting booths each. This necessitates the use of three separate HVAC units designed specifically for each range. Each of these HVAC units contains a series of HEPA filters that trap and collect any lead dust and/or particulate that is in the air. These HVAC units are quite expensive and, because of this expense, are usually the reason that in-door range projects are shelved. Below you will find the NIOSH and EPA suggestions and standards that we will utilize and measure against.
 - o *NIOSH standards:* Established by NIOSH, the performance intent for firing range ventilation systems shall meet all the requirements outlined as recommendations and design considerations in HEW publication no. (NIOSH) 76-130, dated December, 1975, entitled "Lead Exposure Design Considerations for Indoor Firing Ranges". This design standard prefers an air flow velocity of 75 feet per minute average on the empty range. This design has consistently provided for the compliance within the established federal standards for airborne inorganic lead concentration limits. When properly executed, lead concentrations are consistently maintained below the action level of 30 micrograms per cubic meter (30ug/m3) in an area where the limit shall not exceed 50 micrograms of lead per cubic meter (50ug/m3) of air over a time weighted average of eight hours as measured at the respiration zone of the shooters and the range officer when firing from the firing booths per OSHA 29 CFR. 1910.1025 and 1926.62
 - o *EPA standards:* The ideal air flow is designated as laminar, or even flow. This is construed as an air supply which has only slight velocity variation, when measured from ceiling to floor. This variation cannot exceed 15%. In order to achieve this desired air flow, special air distribution systems must be constructed. The primary goal is to provide the proper cubic foot value of air to the range through the supply duct trunk. The air is then to be distributed through a continuous graduated plenum to a singular continuous diffuser system. The diffuser system may vary in type per each application. Either way, each configuration should provide for an even flow of air across the entire width and height of the range.

The exhaust duct system should be constructed in a fashion that evenly extracts the supply air from the range. Our experience in this matter has been to create an extraction opening the width of the range, and capable of sustaining an inlet, or



capture, velocity of 2000 feet per minute.

The exhaust fan and filter system should be designed to allow for 350 to 500 fpm velocities across the filter media. The exhaust fan should be sized so as to allow for operational static pressure a 5" wg at the desired volume of air flow. The filter media should be that of at least 95% at .03 microns. This will help achieve the federal exhaust emission levels established under EPA 40 CFR 50.12 (1.5 Micrograms of lead per cubic meter quarterly).

- While the Scenario House will have separate HVAC unit(s) it is not necessary for them to have the same laminar flow capabilities due to the fact that no lead ammunition, only marking cartridges, will be used in this area.
- Lead collection: Lead collection systems are also of great importance in the mitigation of lead in in-door shooting ranges and facilities. Through the purchase and proper use of the latest technology and designs in range equipment we will mitigate possible lead exposure.
 - Through the use of very low-angle ramps that guide the projectile into the bullet trap there is little, if any, smashing or deformation done to said projectile. This greatly reduces the chance for increased lead dust and particulate to enter the air.
 - The low-angle ramps guide the projectile into a circular deceleration chamber where it literally spins off it remaining energy before dropping into the automated collection device. The deceleration chamber is circular in design to reduce bullet break up and to allow the bullet to forfeit its energy without the use of smash plates within the chamber. This eliminates the generation of lead dust at the trap.
 - Once its energy is spent the projectile drops into the automated collection system. The automatic bullet recovery system eliminates the need for range personnel or outside contractors to handle the spent bullets. Not only is this safer and healthier for the personnel with regards to lead exposure, it also eliminates the possibility of injury from handling heavy buckets of lead.
 - Via a service contract the collected lead is routinely taken away from the facility for recycling.

"Because indoor ranges pose complex challenges in both construction and operation, it is recommended that the applicant utilize experts in this type of facility during the design and development process to ensure all safety and health concerns are addressed."

- Throughout the two year process of designing this facility we have consulted with and utilized many experts in in-door shooting facilities.
 - We have consulted with no less than three architectural firms that specialize in the design and construction of in-door shooting facilities.
 - We have and continue to meet with countless specialized equipment vendors and their engineers regarding the best equipment and design for the facility and its members and clients.



- We have employed the use of individual experts ranging from Facility Security Officers, DEA, FBI, Secret Service and other Law Enforcement experts in training and range operations to members of the Special Forces.
- We have visited and studied some of the most successful and busiest in-door ranges in the United States including the FLETC in Cheltenham, Maryland.
- We have consulted with the NRA's in-house range development experts.

While this is a good deal of information it is only a pittance of what we have researched collected and are now employing in the pursuit of the finest in-door training facility available to private members in this country.

Regards,

A handwritten signature in blue ink, appearing to read 'Scott Marquez', with a long horizontal flourish extending to the right.

Scott Marquez